

1 3.13 POPULATION AND HOUSING

POPULATION AND HOUSING – Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2 3.13.1 Environmental Setting

3 The Project area is located 2 miles east-northeast of Niland, Imperial County, in the
 4 central basin of the Colorado Desert. Niland is a small community on the southeast side
 5 of the Salton Sea, approximately 80 miles southeast of Palm Springs and 19 miles north
 6 of Brawley. During World War II, the Project area was part of Camp Dunlap, a USMC
 7 base activated in 1942 and deactivated in 1945 (see Section 2.3.1, Camp Dunlap).
 8 When the land containing Camp Dunlap was quitclaimed back to the State of California,
 9 only the concrete slab foundations from the former buildings remained (Anglin 1997).

10 In the mid-1960s, a few individuals began to establish residences on the cement
 11 foundations that remained from Camp Dunlap. Homes included buildings constructed of
 12 plywood, discarded lumber, and other materials that remained from the dismantling of
 13 Camp Dunlap, as well as mobile homes and RVs. A small community was formed that
 14 became known as Slab City. Slab City continues to attract occupants and visitors.
 15 Another attraction to the Project area is Salvation Mountain, a 50-foot-tall structure built
 16 into a hillside using concrete, adobe, and paint that includes interior spaces, large
 17 panels of biblical verses, and a cross. In 1990, the original structure collapsed, and
 18 construction began of a new structure. A history of Slab City and Salvation Mountain is
 19 provided by Anglin (1997).

20 The current occupants of the parcels have created two nonprofit organizations to
 21 purchase the land. Salvation Mountain Inc. proposes to purchase the southwest quarter
 22 of the 640-acre parcel, which encompasses 160 acres and includes Salvation Mountain.
 23 The Chasterus Foundation currently operates an art installation at the north end of the
 24 640-acre property called East Jesus and are proposing to purchase the 30-acre parcel
 25 that contains art installations associated with East Jesus.

3.13.2 Regulatory Setting

No federal or State laws relevant to this issue area are applicable to the Project. At the local level, Imperial County is required to discuss how it will meet its fair share of the housing need in the state. The purpose of the Housing Element in the Imperial County General Plan is to ensure that local governments adequately plan to meet the housing needs of all people within the community (ICPDS 2015). The Housing Element for 2014-2021 includes policies that address housing, employment, and growth management, as well as the adequate provision of resources, facilities, and services (ICPDS 2015). Housing Element goals and policies encourage continuous analysis and evaluation of population trends and housing needs to allow for the development of sites and facilities that sustain population growth in the County and development in existing communities. The Housing Element also acknowledges the governmental, environmental, infrastructure, and land use constraints on residential development in the County.

3.13.3 Impact Analysis

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed sale of School Lands will not induce substantial population growth in an area (e.g., through extension of roads or other infrastructure); will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The proposed sale does not include any construction or modification of existing baseline conditions.

3.13.4 Summary

Based upon the above considerations, no impacts to population and housing are expected to occur as a result of the proposed sale of School Lands. The proposed purchasers of the School Lands parcels plan to continue the existing uses (current baseline conditions) associated with the respective parcels. The Project does not include any construction or ground-disturbing activities. Any other uses and potential impacts are too speculative for evaluation.